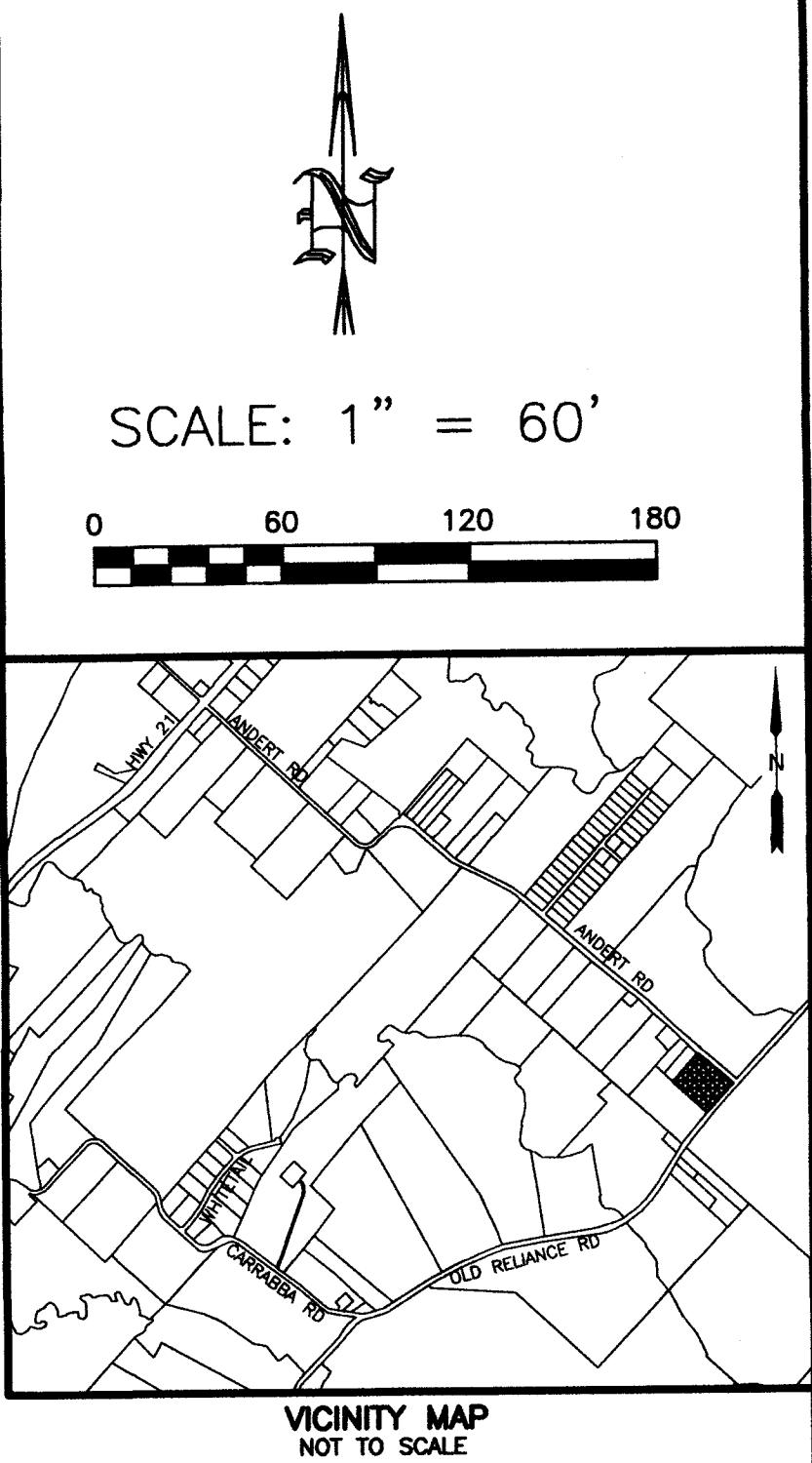


CERTIFICATE OF APPROVAL  
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas,  
as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, DELL SEITER AND THERESA SEITER, owners and developers of  
the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records  
of Brazos County, in Volume 11639, Page 24, and whose name is subscribed hereto, hereby dedicate  
to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places  
shown hereon for the purposes identified.  
\_\_\_\_\_  
Owner(s)  
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_  
known to me to be the person(s) whose name(s) is/are  
subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same  
for the purpose stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, Brazos County, Texas



- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0210E, DATED MAY 16, 2012.
  3. THERE SHALL BE A MINIMUM 25' FRONT SETBACK LINE ALONG ANDERT ROAD AND A MINIMUM 50' FRONT SETBACK LINE ALONG OLD RELIANCE ROAD.
  4. ELECTRIC SERVICE WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  5. WATER SERVICE WILL BE PROVIDED BY WICKSON CREEK SUD.
  6. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
  7. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
  8. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  9. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
  10. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
  11. PUE - PUBLIC UTILITY EASEMENT
  12. THIS SUBDIVISION LIES WITHIN THE BRYAN SCHOOL DISTRICT.
  13. NO DRIVEWAY IS PERMITTED ON LOT 4 WITHIN 225' FROM THE INTERSECTION OF OLD RELIANCE ROAD AND ANDERT ROAD IN ORDER TO PROVIDE CORNER CLEARANCE. ALL DRIVEWAYS ALONG OLD RELIANCE ROAD MUST BE A MINIMUM OF 200' APART.

METES AND BOUNDS DESCRIPTION  
OF A  
11.00 ACRE TRACT  
ABNER LEE, SR. SURVEY, A-32  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND  
LYING AND BEING SITUATED IN THE ABNER LEE, SR. SURVEY, ABSTRACT NO. 32,  
BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 16.00  
ACRE TRACT AS DESCRIBED BY A DEED TO DELL SEITER AND THERESA E. SEITER  
RECORDED IN VOLUME 11639, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF  
BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE APPARENT  
NORTHWEST LINE OF OLD RELIANCE ROAD (VARIABLE WIDTH R.O.W.) AND THE  
APPARENT SOUTHWEST LINE OF ANDERT ROAD (VARIABLE WIDTH R.O.W.) MARKING THE  
EAST CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT;

THENCE: S 40° 25' 21" W ALONG THE NORTHWEST LINE OF OLD RELIANCE ROAD FOR  
A DISTANCE OF 622.84 FEET TO THE SOUTH CORNER OF SAID REMAINDER OF 16.00  
ACRE TRACT AND THE EAST CORNER OF A CALLED 17.446 ACRE TRACT AS DESCRIBED  
BY A DEED TO JAMES TRENT PRIDE AND MARCI NICOLE PRIDE RECORDED IN VOLUME  
11639, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR  
REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 48° 57' 40" W FOR A DISTANCE  
OF 0.17 FEET;

THENCE: N 48° 57' 40" W ALONG THE COMMON LINE OF SAID REMAINDER OF 16.00  
ACRE TRACT AND SAID 17.446 ACRE TRACT FOR A DISTANCE OF 772.74 FEET TO A  
1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 2, WIXON CREEK  
ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 12733, PAGE 196 OF THE  
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 01' 41" E ALONG THE COMMON LINE OF SAID REMAINDER OF 16.00  
ACRE TRACT AND SAID LOT 2, AT 607.75 FEET PASS A 1/2 INCH IRON ROD FOUND  
MARKING THE EAST CORNER OF SAID LOT 2, CONTINUE ON FOR A TOTAL DISTANCE OF  
622.86 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ANDERT  
ROAD MARKING THE NORTH CORNER OF SAID REMAINDER OF 16.00 ACRE TRACT;

THENCE: S 48° 58' 19" E ALONG THE SOUTHWEST LINE OF ANDERT ROAD FOR A  
DISTANCE OF 766.16 FEET TO THE POINT OF BEGINNING CONTAINING 11.00 ACRES  
OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2015. BEARING  
SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS  
OBSERVATION.

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify  
that this plat is true and correct and was prepared from an actual survey of the property and that  
properly markers and monuments were placed under my supervision on the ground, and  
that the metes and bounds describing said subdivision will describe a closed geometric form.  
\_\_\_\_\_  
Brad Kerr, R.P.L.S. No. 4502  
CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat  
together with its certificates of authentication was filed for record in my office on the  
day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in  
Volume \_\_\_\_\_, Page \_\_\_\_\_.  
\_\_\_\_\_  
County Clerk  
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, \_\_\_\_\_, Chairman of the Planning and Zoning  
Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly  
filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

CERTIFICATION OF CITY PLANNER  
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of  
the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and  
ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance  
with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer, City of Bryan

FINAL PLAT

OF

WIXON CREEK ESTATES

PHASE 2

11.00 ACRES

LOTS 3-5, BLOCK 1

0.436 AC. R.O.W. DEDICATION

ABNER LEE, SR. SURVEY, A-32

BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET

SURVEY DATE: JULY 2015

PLAT DATE: 09-01-15

JOB NUMBER: 15-736

CAD NAME: 15-736

CRS FILE: 14-497

PREPARED BY: KERR SURVEYING, LLC

408 N. TEXAS AVENUE

BRYAN, TEXAS 77803

PHONE (979) 268-3195

OWNER: DELL & THERESA SEITER

P.O. BOX 11486

COLLEGE STATION, TEXAS 77842

RECEIVED

SEP 01 2015